

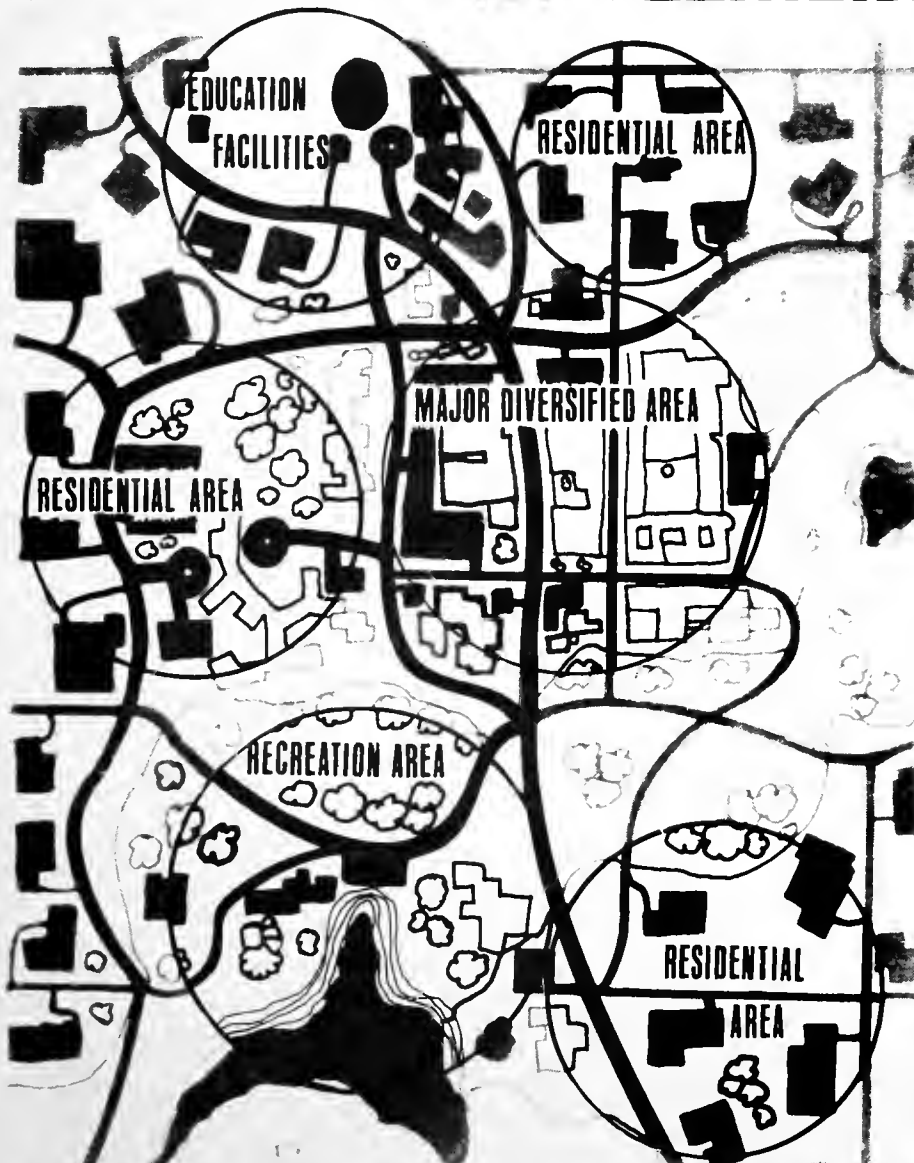
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THE FLORIDA STATE COMPREHENSIVE PLAN

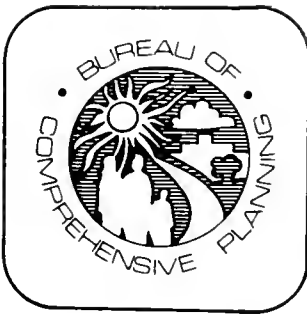
# HOUSING & COMMUNITY DEVELOPMENT ELEMENT



FLORIDA DEPARTMENT OF ADMINISTRATION ■ FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS

## PROPOSED





HOUSING AND COMMUNITY DEVELOPMENT ELEMENT  
OF THE STATE COMPREHENSIVE PLAN

FLORIDA DEPARTMENT OF ADMINISTRATION  
AND  
DEPARTMENT OF COMMUNITY AFFAIRS

April 1976

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*NOTE: Italics in the text indicates that legislation is necessary for implementation.*

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## INTRODUCTION

The 81st Congress of the United States established in the National Housing Act of 1949 a national goal that has endured for twenty-seven years:

the realization as soon as feasible of the goal of a decent home and a suitable living environment for every American family.

This original goal has been reaffirmed by subsequent federal housing legislation and in 1968 the Federal government undertook the development of annual housing goals. These were designed to permit the measurement of progress and the isolation of problems in meeting the national goal.

The Florida Legislature, at the request of Governor Reubin Askew, has built upon this process and enacted the Florida Housing Act of 1972. This act sets as the overall state goal:

decent, safe and sanitary housing and a suitable living environment for all citizens of Florida at a price that they can afford.

To measure progress toward meeting this goal, the act requires the annual production of a status report on the Florida housing situation. Further, the act provides for the appointment of the Council on State Housing Goals, an advisory body to the Governor concerning development of policy and programs.

In 1976, the Council acted as the policy advisory committee for the development of the Housing and Community Development Element of the State Comprehensive Plan. The State Comprehensive Plan, as mandated by Chapter 23, Florida Statutes, is an instrument to "provide long-range guidance for the orderly social, economic, and physical growth of the state by setting forth goals, objectives, and policies." In addition, Chapter 23 states that "preparation and revision of the state comprehensive plan shall be a continuing process." These are key concepts: the State Comprehensive Plan is not merely a document--it is a process--a continuing process. This Element is best viewed as a milestone which records our progress at a particular point in time.

The Housing and Community Development Element focuses on goals, objectives and policies which relate to housing and community development concerns in Florida. In the development of the Element, there were some general assumptions

which should be stated as they do have an influence upon the proposed plan.

- (1) Appropriate and needed housing and community development can best be achieved by the effective operation of the private market, a broadening of the base of choices in the marketplace and a proper concern for all parts of the market system--producers, consumers, and workers.
- (2) Governmental housing efforts should be supplemental strategy when necessary:
  - a. to provide public support of private housing efforts.
  - b. to address specific needs not adequately met by the private market.
- (3) There is a critical need for an awareness of the relationship and dependence of housing and community development on other social, economic and physical developments.
- (4) To the fullest extent possible, the statements contained in this Element apply to all types of housing and community development.

The plan is not highly program-specific. This kind of detail is beyond the intent of this element effort. In-depth analysis of existing programs, needed program changes, and new program initiations will need to be addressed in the next several months in order to translate this policy base into specific implementable program actions and priorities.

## GOAL I: AVAILABILITY

Attain a balanced housing market which is responsive to needs in terms of quantity, location, cost and type of housing units.

### Objective: Production

Produce sufficient housing units to meet the need for living accommodations for all social, racial and economic groups.

#### Policies:

1. *Encourage the direction of public and private resources toward the housing industry to create a production capacity that can meet the need for housing and housing services.*
2. *Provide administrative and financial incentives through state enabling legislation for development of new communities which provide planned community facilities and services, economic opportunities, and living accommodations for all social, racial and economic groups.*
3. *Encourage the elimination of unnecessary ordinances, regulations and procedures that act as administrative barriers which tend to discourage private enterprise participation in housing.*
4. *Eliminate governmental impediments that discourage private enterprise participation in low and moderate income housing programs.*

### Objective: Housing Mix

Encourage the provision of a mix of the types, sizes and prices of housing based on regional and local need consistent with state growth policy.

#### Policies:

1. *Encourage planned unit development ordinances which include provisions for low and moderate income housing.*
2. *Encourage the housing finance industry to provide funding for housing in a range of types and prices.*
3. *Develop housing suitable to the needs of all types and sizes of households.*

Objective: Fairshare Housing

Ensure an equitable distribution of low and moderate income housing throughout each housing market area of the state.

Policies:

1. *Require that state government ensure that each city, county and appropriate regional agency assume responsibility for providing its fair share of housing for households of low and moderate income families in each city and county in the region.*
2. *Require the appropriate regional agency to develop a plan which indicates the fair share distribution of low and moderate income housing among regional and local jurisdictions.*

Objective: Relocation

Provide uniform and equitable treatment of persons, businesses, and non-profit organizations displaced by state and local government programs.

Policies:

1. *Require state government to develop and implement uniform relocation payments, related benefits and assistance based on local conditions to those persons displaced as a result of eminent domain procedures by state and local programs affecting housing structures.*
2. *Assure, prior to displacement, the availability of reasonably located, standard housing to displaced persons.*

Objective: Rural Housing

Make available suitable and affordable rural housing.

Policies:

1. *Ensure that in the distribution of state housing resources consideration be given to the needs of rural areas.*
2. *State government should assist local governmental units or non-profit agencies in planning and coordinating arrangements for low-income family housing for farm workers and low cost rental housing for rural families who cannot afford to purchase standard housing*
3. *Provide incentives to encourage private industry to develop and to manage housing services for migrant farm laborers.*
4. *Advise and consult with employers of migrant workers as to the ways and means of improving living conditions of seasonal workers; (F.S. 450.191 (1)(a)).*

5. [The Department of Community Affairs should] cooperate with the Department of Health and Rehabilitative Services in establishing minimum standards of preventive and curative health and of housing and sanitation in migrant labor camps and in making surveys to determine the adequacy of preventive and curative health services available to occupants of migrant labor camps; (F.S. 450.191 (1)(b)).
6. The Secretary [of the Department of Community Affairs] is authorized to make loans to eligible borrowers for the acquisition and development of suitable sites for housing for persons of low or moderate income in rural areas of the state when he determines that: A need for such housing exists as demonstrated by an approved feasibility letter from the appropriate agency. Federal, state, or local assistance funds are available or are likely to be available to aid in the construction, maintenance, or support of low or moderate income housing on such sites if developed. [and] Funding for land acquisition and site development is not readily available in the area from private sources. (F.S. 420.204 (1)(a)(b)(c))
7. Develop and assist in the development of institutions capable of delivering the financial support necessary to ensure the production of a sufficient quantity of units to meet the needs of Florida's rural citizens.

Objective: Elderly and Handicapped

Meet the unique and special housing and community development needs of the elderly and handicapped citizens.

Policies:

1. Encourage the development of public and private housing units that serve the special needs of the elderly and handicapped citizens of Florida.
2. Encourage the development of "family-type" housing services for special groups such as single elderly, handicapped or the mentally retarded who would benefit from joint community facilities such as food service and social services.
3. Ensure nondiscrimination in housing against any blind, visually handicapped, or otherwise physically disabled person on the basis of the disability alone. (paraphrased from F.S. 413.08 (4))

## GOAL II: AFFORDABILITY

Develop and maintain housing and housing services at prices which Florida's citizens can afford.

### Objective: Housing Costs

Minimize the net cost of all elements of the housing process.

#### Policies:

1. Analyze all elements of the housing process with respect to their effects on costs and develop proposals and programs designed to eliminate unnecessary costs.
2. In the development of programs to reduce the cost of housing, encourage the flexible and creative interpretation of existing laws, regulations, rules and administrative policies.
3. Assess existing housing and building codes and standards with respect to their cost implications and eliminate unnecessary elements from such codes and standards where they add undue costs to housing.
4. Encourage and adopt design techniques, construction techniques, and building materials capable of significantly reducing the cost of construction, maintenance and energy consumption.
5. *Enact land use controls that make possible the development of low and moderate income housing through use of reasonable standards and flexible development controls, density bonuses and other innovative techniques.*
6. *Develop taxation incentives which provide encouragement for "quality" development for low and moderate income households.*
7. *Develop self-help ("sweat equity") type programs that will reduce the costs of housing for households.*
8. Develop innovative ownership arrangements that minimize the costs of securing and maintaining adequate housing.

### Objective: Housing Finance

Ensure that housing finance mechanisms are available which are responsive to the needs of all Florida citizens.

#### Policies:

1. *Develop institutions and techniques capable of delivering the required financial support necessary to ensure the production of a sufficient quantity of units to meet the needs of Florida's low and moderate income households.*
2. Provide incentives to private financing institutions to make funds available for the development of housing for low and moderate income households.
3. Encourage lending institutions to be more responsive to individual family needs.
4. *Require state government to encourage and ensure programs to facilitate the expansion of financing opportunities for housing.*

### Objective: Subsidized Housing

Provide housing subsidies for Florida households that cannot afford adequate housing in the private market.

#### Policies:

1. Optimize the use of federal housing and community development subsidies.
2. Continue to develop state programs for the support of the housing and community development process.
3. Encourage, at the local level, the development of socio-economic assistance programs.
4. It is hereby found and declared by the legislature to be necessary to provide housing for families of low income and in providing for such housing, being now otherwise impossible, that provision be made by law for the investment of private and public funds at low interest rates, acquisition at fair prices, of adequate parcels of land, and the construction of new housing facilities under public supervision in accord with proper standards of sanitation and safety, at a cost which will permit the rental or sale at prices which families of low income can afford to pay,... (F.S. 424.02)

5. The clearance, replanning and reconstruction of the areas in which insanitary or unsafe housing conditions exist and the providing of safe and sanitary dwelling accommodations for persons of low income, including the acquisition by a housing authority of property to be used for or in connection with housing projects or appurtenant thereto, are exclusively public uses and purposes for which public money may be spent and private property acquired and are governmental functions of public concern. (F.S. 421.03 (3))

Objective: Energy and Environmentally Responsive Planning

Reduce the cost of maintaining and operating residential developments and housing units through environmentally responsive land planning and energy conserving housing design.

Policies:

1. Develop an environmentally responsive land planning methodology to reduce the stress of new developments on communities' energy needs, water needs, sewage treatment facilities, transportation, flood control systems and social and educational services thus reducing the overall taxes and service costs necessary to serve these needs.
2. Develop energy conserving housing designs to assure the lowest energy consumption profile. These should include a balance between initial cost and operating and maintenance costs.
3. *Require state government to assess existing building codes and standards with respect to their net energy demand implications and revise such codes and standards where they add undue energy requirements or restrict the adoption of energy conserving techniques.*
4. Encourage energy pricing mechanisms which provide incentives for the conservation of energy.
5. Promote the distribution of information concerning energy-saving techniques in the design, construction and maintenance of housing units.
6. Encourage studies to determine the best land use practices in order to take advantage of services provided by natural systems.



7. Encourage the use of indigenous vegetation, tree ordinances, and other "low-energy" landscaping techniques.
8. *Require in the review of DRI applications, the inclusion of energy considerations.*
9. Encourage building trade associations to sponsor model low-energy home construction projects to promote their acceptance and to gain knowledge and data about construction and siting practices.

Objective: Housing Services

Provide housing services which help Florida's citizens reduce housing costs.

Policies:

1. Assist households in securing appropriate housing for their needs and resources.
2. Ensure the provision of consumer counseling programs designed to assist households in maintaining housing in the most efficient manner possible.
3. Ensure the provision of information to assist citizens in the solution of problems associated with the purchase or rental of housing.
4. Encourage local housing authorities and other public agencies to provide services to low and moderate income households in addition to their immediate client group.
5. Encourage private and public agencies to develop non-cost listings of available housing units for use by low and moderate income people.

### GOAL III: QUALITY OF THE RESIDENTIAL ENVIRONMENT

Attain for all Florida's citizens a suitable social and physical residential environment.

#### Objective: Substandard Housing

The elimination of all substandard housing by June 30, 1985.  
(paraphrased from F.S. 420.005 (1)(a))

##### Policies:

1. The clearance, replanning and reconstruction of the areas in which insanitary or unsafe conditions exist and the providing of safe and sanitary dwelling accommodations for persons of low income...are exclusively public uses and purposes for which public money may be spent and private property acquired and are governmental functions of public concern. (F.S. 421.02 (3))
2. There exist in the state housing conditions which constitute a menace to the health, safety, morals and welfare of the residents of the state.  
The public interest requires the remedying of these conditions by the creation of housing authorities to undertake projects for slum clearance and for providing safe and sanitary dwelling accommodations for persons who lack sufficient income to enable them to live in decent, safe and sanitary dwellings without overcrowding; (F.S. 423.01 (1)(3))
3. State government shall assure that its citizens are provided safe and efficiently designed dwelling units... (HCR 2800, 1974)

#### Objective: Growth Management

Plan for and distribute development consistent with state growth policy.

##### Policies:

1. *Require state government to include as a major component of all growth management policies, the provision of an adequate supply of housing for Florida's citizens.*
2. *Develop growth management policies and provide social and economic incentives to guide residential growth into areas where natural and man-made systems are sufficient to sustain quality development and where a potential need for housing exists.*

3. The desired kind, rate and extent of growth shall be primarily determined by the carrying capacity of natural and man-made systems of an area. (HCR 2800, 1974)
4. Carrying capacity shall be based on availability of natural resources such as air, soils, water and space and may vary further depending on available energy, technology, means of waste disposal, other essential public services and the financial capability of an area. (HCR 2800, 1974)
5. *Ensure that programs of state technical and financial assistance will be utilized to assure that local governments adequately plan for future growth.*
6. Encourage and, where appropriate, require cooperation and coordination of the comprehensive planning process among all units of government to assure the proper management of residential growth.
7. Administer federal comprehensive planning grant programs to assure that local governments adequately plan for future growth and development.

Objective: Land Use and Development

Assure that land use and development is directed in an orderly manner that will produce an economically efficient and personally satisfying residential environment and minimize waste of our scarce land resources.

Policies:

1. ...land and water management policies should, to the maximum possible extent, be implemented by local governments through existing processes for the guidance of growth and development; and that all the existing rights of private property be preserved in accord with the constitutions of this state and of the United States. (F.S. 380.021)
2. Land and water management policies should be implemented by local and regional agencies and state government through existing processes for the guidance of growth and development.
3. Encourage local governments to enact and enforce land development regulations which ensure a quality living environment without precluding development of low and moderate income housing through state technical assistance, model ordinances and provision of maximum and minimum land use control standards.

4. The Secretary of the Department of Community Affairs shall: Render services to local governments by assisting, upon request, in applying for and securing federal and state funds, and by assisting the Department of Administration in coordinating the activities of the state and federal programs for assistance in and solution of urban problems; (F.S. 163.03 (1)(b))
5. In order to preserve and enhance their present advantages, overcome their present handicaps, and prevent or minimize future problems, it is the intent of this act to enable the several counties and incorporated municipalities to plan for future development and to prepare, adopt and amend comprehensive plans to guide future development. To implement the comprehensive plans, the several counties and incorporated municipalities may adopt and enforce zoning regulations, adopt and enforce subdivision regulations, and adopt and enforce building, plumbing, electrical, gas, fire, safety and sanitary codes. (F.S. 163.165 (1))
6. Encourage combinations of landowners in joint development efforts.
7. Encourage "mixed-use" development when such uses are compatible.
8. Restore and preserve properties of special value for historic, architectural or esthetic reasons.
9. *Discourage the use of land use controls that unfairly discriminate against certain types of housing.*

Objective: Community Facilities and Services

Ensure the provision of public facilities, utilities, open space, transportation and other services required to support present and projected housing and community development needs.

Policies:

1. Ensure the provision of adequate neighborhood community facilities including parks and recreation, educational, cultural and social facilities through state standards and administration and coordination of state and federal grant programs.
2. Utilize minimum development standards to assure essential physical infrastructure components in community development where additional housing is projected.

3. Administer state and federal grant and loan programs to assure essential infrastructure components in community development.

Objective: Codes and Standards

Develop statewide minimum codes to ensure the protection of the public's health and safety.

Policies:

1. ...to provide a mechanism for the promulgation, adoption and enforcement of state minimum building codes which contain standards flexible enough to cover all phases of construction and which will allow reasonable protection for public safety, health, and general welfare for all the people of Florida at the most reasonable cost to the consumer. (F.S. 553.72)
2. Require state government to assist local governments to develop and adopt minimum housing codes and standards relating to the care and maintenance of residential and neighborhood facilities.
3. ...the State Minimum Building Codes shall not contain a housing code, nor shall the state interpose in the area of local housing codes, except upon request originating from an enforcement district or local enforcement agency. (F.S. 553.78 (3))
4. *Require state government to develop and adopt statewide minimum life quality standards for residential communities related to environmental factors including, but not limited to, noise abatement, air, and water quality standards, net energy conservation and traffic control.*
5. Require state government to implement fully, with appropriate concern for cost, state statutes relating to codes and standards for plumbing, glass, electricity, factory-built housing, accessibility for the handicapped, energy conservation, elevators and fire protection.
6. Encourage special studies to develop innovative changes in codes to effect savings in cost and to reduce energy usage.
7. *Ensure the enforcement of the Federal Construction and Safety Standards in the manufacture of mobile homes.*

#### GOAL IV: THE HOUSING SYSTEM

Promote an equitable and efficient process for the planning, development and maintenance of the housing and community development system.

##### Objective: Role of Private Enterprise

Obtain maximum involvement of private enterprise in the meeting of Florida's diverse housing needs.

##### Policies:

1. Develop requirements and provide incentives to ensure private enterprise's participation in the solution of the housing problems of low and moderate income households.
2. State government shall encourage private industry to consider the needed moderate and low-cost housing, and shall provide incentives for private industry and local governments to prevent deterioration and redevelop deteriorating areas as a place for people to live. (1974, HCR 2800, Housing)
3. Encourage cooperation between private enterprise and local governments in community planning programs.
4. Encourage private enterprise to develop new techniques in the areas of planning, construction, and finance which are adaptable to the variable housing needs of low income and special groups.
5. Conduct programs to encourage and promote the involvement of private enterprise in the solution of urban problems; (F.S. 163.03 (1)(e))

##### Objective: Role of Government

Provide housing and housing services where private enterprise cannot reasonably be expected to respond.

##### Policies:

1. State government should coordinate housing and housing-related programs at all levels of government to avoid duplication of effort or development of programs that serve conflicting purposes.
2. State government should provide information and data to local governments to furnish a sound basis for the development of housing programs.

3. Encourage local governments to effectively utilize local, as well as state and federal, resources to solve local housing needs.
4. State government should continue to assist local governments in applying for and receiving federal and state financial assistance for programs related to the provision of standard housing and improvement of the residential living environment.
5. State government should continue to provide technical assistance to local governments and planning agencies in the administration of housing and housing-related activities.
6. Assist private enterprise in maintaining a steady flow of adequate housing by stabilizing the behavior of the housing market.

Objective: Planning

Promote planning at all levels of government to ensure the optimal use of scarce housing and community development resources.

Policies:

1. Coordination of the local comprehensive plan with the comprehensive plans of adjacent municipalities, the county, adjacent counties, or region and <sup>1</sup>[with] the state comprehensive plan shall be a major objective of the local comprehensive planning process. To that end, in the preparation of a comprehensive plan or element thereof, and in the comprehensive plan or element as adopted, the governing body shall include a specific policy statement indicating the relationship of the proposed development of the area to the comprehensive plans of adjacent municipalities, the county, adjacent counties, or region and to the state comprehensive plan, as the case may require and as such adopted plans or plans in preparation may exist.  
<sup>1</sup>Note.---Bracketed word substituted for "to" by the editors for clarity. (F.S. 163.3177 (4))
2. [Local comprehensive plans shall include] A housing element consisting of standards, plans, and principles to be followed in:
  1. The provision of housing for existing residents and the anticipated population growth of the area.
  2. The elimination of substandard dwelling conditions.
  3. The improvement of existing housing.
  4. The provision of adequate sites for future housing, including housing for low-and moderate-income families and mobile homes, with supporting infrastructure and community facilities...(F.S. 163.3177 (6)(f))

3. Prepare and revise from time to time as necessary the state comprehensive plan. (F.S. 23.012 (1))
4. Coordinate planning among federal, state, and local levels of government, and between the State of Florida and other states. (F.S. 23.012 (3))
5. Coordinate all state agency planning and programming activities, including,...housing and urban development,...(F.S. 23.012 (4))
6. Strengthen the capabilities of state, regional and local planning agencies.

Objective: Manpower

Secure and maintain a balanced supply of trained, competent personnel to satisfy the manpower needs of all segments of the housing process.

Policies:

1. Promote housing-related training and educational programs.
2. Provide preservice and inservice training opportunities for housing-related personnel.
3. Provide technical assistance to educational institutions in developing the manpower for housing and construction markets.
4. Promote evaluation and research in housing-related manpower issues.
5. *Develop in conjunction with state universities, the development of regional housing centers for needed training programs and research on housing needs.*



## GOAL V: MARKETPLACE OF FAIRNESS

Assure a marketplace of fairness in housing for all citizens of the state.

### Objective: Fair Housing

Provide equal housing opportunities for all of Florida's citizens.

#### Policies:

1. *State government should continue to develop programs to eliminate discrimination in housing based upon race, color, religion, sex, age, income or national origin.*
2. Establish a citizen involvement process that provides access to the decision-making process through more effective communications that are timely and easily understood.
3. Ensure that all housing and community development programs are administered in accordance with Title VI of the Civil Rights Act of 1964.
4. Encourage local governments to adopt their housing ordinances in accordance with Title VIII of the Civil Rights Act of 1968.
5. ...secure for all individuals within the state freedom from discrimination because of race, color, religion, sex, or national origin and thereby to protect their interest in personal dignity, to make available to the state their full productive capacities, to secure the state against domestic strife and unrest, to preserve the public safety, health and general welfare, and to promote the interests, rights and privileges of individuals within the state. (F.S. 13.201 (2))

### Objective: Consumer Equity

Ensure the equitable resolution of housing-related consumer problems in Florida.

#### Policies:

1. Provide consumer protection by ensuring a reasonable level of quality and safety of the housing product and by ensuring the integrity of the business transaction.

2. Establish and encourage the development of programs to fully respond to housing-related consumer problems.
3. State government shall seek to influence growth in such ways as to foster a marketplace of fairness for businesses, employees and consumers alike in Florida. (1974, HCR 2800, Marketplace of Fairness)

Objective: Landlord/Tenant Relationship

Ensure the protection of all rights of both the landlord and tenant in the rental housing market.

Policies:

1. Ensure that all rights and obligations of each party in the landlord/tenant relationship are fairly and clearly delineated in state law.
2. Provide counseling and information services to promote familiarity with all rights and obligations in the landlord/tenant relationship.

## IMPLEMENTATION MATRIX

P A G E	CODE: L = Lead Role S = Supportive Role	POLICIES	Housing Finance	Industry	Housing Construction	Local & Regional Agencies	Legislature	Governor	Department of Administration	Department of Education	Department of Health & Rehab. Serv.	Department of Community Affairs
3		Production - Encourage production capacity	L	S			L	S				S
3		Production - Administrative and financial incentives				S	L	S				S
3		Production - Eliminate administrative barriers	S	S	L			S			L	
3		Production - Eliminate governmental impediments			L		L	S				S
3		Housing Mix - Encourage planned unit development ordinances to include low and moderate income housing			L							S
3		Housing Mix - Funding for housing in a range of types and prices	L									
3		Housing Mix - Suitable housing for all types and sizes of households		L								
4		Fairshare Housing - Assume responsibility for low and moderate income housing in local areas				L						
4		Fairshare Housing - Develop plan at the regional level				L			S			S
4		Relocation - Develop and implement uniform relocation payments					L					S
4		Relocation - Availability of housing				S					S	S
4		Rural Housing - Consideration of rural areas					S					L
4		Rural Housing - Develop plans for rural housing	S	S	L		L				S	L

P A G E	CODE: L = Lead Role S = Supportive Role	POLICIES	Housing Finance	Industry	Housing Construction	Local & Regional Agencies	Legislature	Governor	Department of Administration	Department of Education	Department of Health & Rehab. Serv.	Community Affairs
4		Rural Housing - Provide incentives for rural housing services					L					S
4		Rural Housing - Advise and consult with employers of migrant workers									L	L
5		Rural Housing - Minimum standards for health and housing			S						L	L
5		Rural Housing - Rural area loans			S	S	S					L
5		Rural Housing - Financial institutions for rural housing production	L									S
5		Elderly and Handicapped - Special needs in housing			L	L	S	S			L	L
5		Elderly and Handicapped - Housing services				L	S	S			L	L
5		Elderly and Handicapped - Nondiscrimination in housing				L					L	L
6		Housing Costs - Eliminate unnecessary costs	L		L							S
6		Housing Costs - Reduce the costs of housing through creative and flexible interpretation of policies	L		L	S					S	S
6		Housing Costs - Assess codes and standards and eliminate unnecessary costs				L	S					L
6		Housing Costs - Design/construction techniques and building materials can reduce costs			L	S						S

P A G E	CODE: L = Lead Role S = Supportive Role	POLICIES	Housing Finance	Housing Construction	Local & Regional Agencies	Legislature	Governor	Department of Administration	Department of Education	Department of Health & Rehab. Serv.	Community Affairs
			Industry	Industry							
6		Housing Costs - Enact land use controls to assist development of low and moderate income housing	S	S	L	L					S
6		Housing Costs - Taxation incentives			L	L	L				
6		Housing Costs - Self help type programs	S		L	L					S
6		Housing Costs - Innovative ownership arrangements		L							S
7		Housing Finance - Develop institutions and techniques for delivering financial support	S		L	L	L	S			S
7		Housing Finance - Incentives for funding low and moderate income housing	S			L	S				
7		Housing Finance - Responsiveness to individual family needs	L	S	S	S	S				S
7		Housing Finance - Expand financing opportunities for housing	S	S	S	L	S				S
7		Subsidized Housing - Optimize use of Federal subsidies			L/S		S	L	S	S	S
7		Subsidized Housing - Continue to develop state programs for support of housing			S		S	S			L
7		Subsidized Housing - Local level socio-economic assistance programs			L		S	S			S

P A G E	CODE: L = Lead Role S = Supportive Role	POLICIES	Housing Finance	Industry	Housing Construction	Local & Regional Agencies	Legislature	Governor	Department of Administration	Department of Education	Department of Health & Rehab. Serv.	Community Affairs
7		Subsidized Housing - Low income housing	S		S	L	S	S	S			S
8		Subsidized Housing - Rehabilitation	S		S	L	S	S	S			S
8		Energy and Environmentally Responsive Planning - Land planning methodology				L	S	S	L			S
8		Energy and Environmentally Responsive Planning - Energy conserving building designs			L	S	S		L	L		S
8		Energy and Environmentally Responsive Planning - Assess building codes and standards					L	S	L			S
8		Energy and Environmentally Responsive Planning - Energy pricing mechanisms					S	S	L			L
8		Energy and Environmentally Responsive Planning - Information concerning energy saving	S						L			L
8		Energy and Environmentally Responsive Planning - Land use practices				S			L	L		S
9		Energy and Environmentally Responsive Planning - Landscaping			L	L			S	S		S
9		Energy and Environmentally Responsive Planning - DRI applications										
9		Energy and Environmentally Responsive Planning - Low-energy home models			L				S			S
9		Housing Services - Appropriate housing for family needs	S		S	L						L

P A G E	POLICIES									
	CODE: L = Lead Role S = Supportive Role	Housing Finance Industry	Housing Construction Industry	Local & Regional Agencies	Legislature	Governor	Department of Administration	Department of Education	Department of Health & Rehab. Serv.	Community Affairs
9	Housing Services - Consumer counseling services			L						L
9	Housing Services - Provide information assistance			L						L
9	Housing Services - Provision by local housing authorities			L						S
9	Housing Services - Non-cost listing of housing		S	L						S
10	Substandard Housing - Rehabilitation		S	L						S
10	Substandard Housing - Housing authorities		S	L					S	S
10	Substandard Housing - Safe and efficiently designed dwelling units		S		S	S	S		L	L
10	Growth Management - Adequate supply of housing	S	L	S	S	S				S
10	Growth Management - Guide residential growth	S	S	L	L	L	S			S
11	Growth Management - Carrying capacity			S	L		S	S		S
11	Growth Management - Carrying capacity			S	L		S	S		S
11	Growth Management - Planning for growth			S	L		S			L
11	Growth Management - Comprehensive planning			L	S	S	L			S
11	Growth Management - Federal grant program			L	S	S	L		S	S
11	Land Use and Development - Local government role			L			S			S



P A G E	CODE: L = Lead Role S = Supportive Role	POLICIES	Housing Finance Industry	Housing Construction Industry	Local & Regional Agencies	Legislature	Governor	Department of Administration	Department of Education	Department of Health & Rehab. Serv.	Community Affairs
11		Land Use and Development - Implementation			L	S		S			S
11		Land Use and Development - Regulations			L	S		S			S
12		Land Use and Development - Assistance from state						L			L
12		Land Use and Development - Comprehensive plans			L			S			S
12		Land Use and Development - Joint development		S	L			S			S
12		Land Use and Development - "Mixed use" development		S	L			S			S
12		Land Use and Development - Restore and preserve property		S	L	S	S	S			S
12		Land Use and Development - Unfair discrimination		S	L			S			S
12		Community Facilities and Services - Provision of adequate facilities		S	L			L			S
12		Community Facilities and Services - Essential physical infrastructure components		S	L			S			S
13		Community Facilities and Services - Grants and loans	S	S	L			L			S
13		Codes and Standards - State minimum building codes	S	S	S	S	S	S			L
13		Codes and Standards - Technical assistance						S			L
13		Codes and Standards - No housing code			S	L					L

P A G E	CODE: L = Lead Role S = Supportive Role	POLICIES	Housing Finance	Industry	Housing Construction	Local & Regional Agencies	Legislature	Governor	Department of Administration	Department of Education	Department of Health & Rehab. Serv.	Community Affairs
13		Codes and Standards - Statewide minimum life quality standards				S	L		S			L
13		Codes and Standards - Implementation				S			S			L
13		Codes and Standards - Cost savings and energy use reduction							L	S		L
13		Codes and Standards - Enforcement			S	S	L		S			S
14		Role of Private Enterprise - Participation in solution of housing problems			L	S						S
14		Role of Private Enterprise - Low cost housing			S		L					S
14		Role of Private Enterprise - Cooperation with local governments			S	L						
14		Role of Private Enterprise - New techniques			L	S						S
14		Role of Private Enterprise - Solution of urban problems	S		S	L	S		S			L
14		Role of Government - Coordination of programs	S		S	L			S			L
14		Role of Government - Information and data	S		S	S			L			S
15		Role of Government - Utilization of resources				S			L			L
15		Role of Government - Financial assistance				S			S			L
15		Role of Government - Technical assistance				S			S			L

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		Housing Finance	Industry	Housing Construction	Local & Regional Agencies	Legislature	Governor	Department of Administration	Department of Education	Department of Health & Rehab. Serv.	Community Affairs
15	Role of Government - Maintain a steady flow of housing in the market	S		L	L						L
15	Planning - Local comprehensive planning	S		S	L	S	S	S			S
15	Planning - Housing element of the Local Comprehensive Plan	S		S	L	S	S	S			S
16	Planning - State Comprehensive Plan	S		S	S	S	S	L			S
16	Planning - State coordination	S		S	S	S	S	L			S
16	Planning - State agency coordination					S	S	L			
16	Planning - Strengthen capabilities				S	L	S	S			
16	Manpower - Housing-related training and educational programs			S	S				S		L
16	Manpower - Preservice and inservice			S	S				S		L
16	Manpower - Technical assistance			S	S				S		L
16	Manpower - Evaluation and research			S	S				L		L
16	Manpower - Regional housing centers			S	S	L			L		S
17	Fair Housing - Eliminate discrimination	S		S	S	L					L
17	Fair Housing - Citizen Involvement				L	S					L

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17	Fair Housing - Title VI of the Civil Rights Act			L	L	L					
17	Fair Housing - Title VIII of the Civil Rights Act				L						S
17	Fair Housing - Non-discrimination	S	S	S	S			S			S
17	Consumer Equity - Ensure quality and safety of housing products and integrity of business transaction	S	S	S	L	S					S
18	Consumer Equity - Consumer education programs	S	S	S	L	S					L
18	Consumer Equity - Marketplace of fairness	S	S	S	S	S					L
18	Landlord/Tenant Relationship - Rights and obligations	S	S	S	S	S					L
18	Landlord/Tenant Relationship - Counseling and information services	S	S	S	L	S					L

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\* Element Development Committee. This committee provided many of the Element policies and generally guided the development of the Element.

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